# FALLBROOK P.U.D. AREA REQUIREMENTS

# VILLAGE CENTER

Provisions of B-2 Planned Neighborhood Business District shall apply except as noted:

**27.31.030 Permitted Uses** (a) through (z) as delineated is deleted in its entirety and replaced with:

- a. **The sale of alcoholic beverages** for consumption on or off premises is permitted and the provisions of Section 27.63.680 do not apply.
- b. **Stores and shops** for the sale and service of goods at retail; but not including motor vehicles, farm or construction equipment, or other similar heavy machinery;
- c. Outdoor seasonal sales;
- d. Garden centers;
- e. Restaurants and bars;
- f. Outdoor dining;
- g. **Financial services** including but not limited to banks, savings and loan associations, credit unions, finance, and mortgage companies:
- h. Business offices:
- i. **Business services** including but limited to copy, messenger, telecommunications, shipping and mailing, and photography studios;
- j. Personal services including but limited to hair, skin and nail care;
- k. Professional services including but not limited to legal, insurance, financial management, architecture, interior design, engineering, surveying, real estate, abstract and title, and construction management; but not including contractor yards;
- 1. **Private offices** including but not limited to the practice of medicine, dentistry, physical therapy and personal counseling;
- m. Veterinarian and pet care clinics for domestic animals only, but not including any open kennels;
- n. Public or nonprofit community services;
- o. Public or private libraries;
- p. Nonprofit religious, educational and philanthropic institutions;
- q. Churches;
- r. Early childhood care facilities including associated fenced outdoor play areas;
- s. Clubs;
- t. Enclosed recreational and amusement facilities;
- u. Places of public assembly, entertainment and recreation;
- v. **Private schools** including but not limited to business, trade, commercial, martial arts, dance, art or music schools;
- w. Dry cleaning and laundry facilities;
- x. **Tents and other temporary structures** for the temporary or seasonal sales of goods at retail not to exceed 180 consecutive days are allowed anywhere in the Village Center but shall not reduce the required number of parking spaces;

- y. Church steeples, towers and ornamental spires up to 100' subject to the height provisions defined in Chapter 27.59 Airport Zoning Regulations;
- z. Hotel, bed and breakfast;
- aa. **Dwellings** located above the first floor of a building containing another permitted use;
- ab. Attached dwellings in buildings containing more than three units.

### 27.31.040 Permitted Conditional Uses is deleted in its entirety.

### 27.31.050 Permitted Special Uses is deleted in its entirety.

#### 27.31.070 Parking Regulations

Parking, either diagonal or parallel, is permitted on all Public and/or Private Streets including, without exception, those Private Streets with Public Access Easements.

The requirements of Section 27.67.030(d) do not apply.

The total number of parking spaces required by Section 27.67.020 may be reduced by up to 50 spaces in the Village Center area, if needed.

#### 27.31.080 Sign Regulations

The following sign types are permitted: Ground signs, Wall signs, Neon signs, Projecting signs, Window signs, Marquee signs and Pedestrian Marquee signs. All signs may be lighted.

- a. There may be up to 2 Ground signs located in the Village Green. (The block bounded by 6<sup>th</sup> Street, 7<sup>th</sup> Street, Blue Sage Blvd. and Fallbrook Blvd.) The Ground signs shall not exceed 100 square feet on any face.
- b. One sign is permitted on each non-frontage face of a building not to exceed 20% of the face area of that portion of the building.
- c. Each business, whether located in a single-business building or a multi-business building, is permitted to have signage. Each business may have any number of signs in any combination of permitted sign types. The aggregate area of all signs for each business shall not exceed 20% of the area of the frontage face of the business premises. If a business occupies only one floor of a multi-floor building, the frontage face area shall be calculated as the floor-to-floor or floor-to-parapet height of the area occupied times the occupied width.

# 27.31.090 Height and Area Regulations is modified as follows:

All dwelling units within the Village Center area relinquish vehicular access to the public streets and shall instead take access from private roadways, private parking areas, alleys or the alley outlots.

Minimum lot area and minimum lot width requirements do not apply.

Front yard setbacks = 0'

Side yard setbacks = 0', except commercial uses abutting residential uses side yard setback = 5'

Side yard setbacks on lot lines with mutual party wall = 0'

Setbacks for parking = 0'

Setbacks for signage = 0' but must remain outside of sight triangles.

Alley or rear yard setback = 5' for the main and accessory structures

All structures maximum height = 45'

The provisions of Section 27.31.090 (e) do not apply to residential uses in the Village Center.

Canopies are allowed in required front and side yard setbacks without limitation and may project up to 7' into an adjacent public right-of-way. Structures supporting such canopies may not be located in the public right-of-way. The provisions of Sections 27.71.050 and 27.71.115 do not apply.

Fences up to 42" high are allowed in front and side yards of Residential Buildings.

27.31.100 Use Permit; Procedures and Requirements is deleted in its entirety.

# **OFFICE AREAS**

Provisions of O-3 Office Park District shall apply except as noted:

Front yard setback = 20'

Front yards required on only one street frontage in case of double frontage lots.

Side yard setback = 20'

Rear yard setback = 20'

Height of "other permitted uses" = 75' subject to the height provisions defined in Chapter 27.59 Airport Zoning Regulations.

In addition to the signs allowed under the O-3 Office Park District, a monument sign as described in the Fallbrook P.U.D. General Notes shall be permitted. Setbacks for this sign = 0'.

### RESIDENTIAL AREAS

The following use areas are defined on the P.U.D. Master Plan. For each use, the provisions of R-3 Residential District shall apply except as noted:

### **RESIDENTIAL / TYPE 1** (Existing Single Family)

No exceptions.

#### **RESIDENTIAL / TYPE 2** (New Single Family near Alvo Road)

All dwelling units within the Residential / Type 2 area relinquish vehicular access to the public streets and shall instead take access from alleys or alley outlots.

Front yard setbacks apply only to public street frontage.

Front yards required on only one street frontage in case of double frontage lots.

Alley or rear yard setback = 20' for the main and accessory structures

#### **RESIDENTIAL / TYPE 3** (New Urbanism and Blue Sage Rowhouses)

1 Attached dwellings in buildings containing more than three units are a Permitted Use.

All dwelling units within the Residential / Type 3 area relinquish vehicular access to the public streets and shall instead take access from alleys or the alley outlots.

Minimum lot area and minimum lot width requirements do not apply.

Front yard setbacks apply only to public street frontage = 15'

Front yards required on only one street frontage in case of double frontage lots.

Side yard setbacks = 5'

Side yard setbacks on lot lines with mutual party wall = 0'

Alley or rear yard setback = 5' for the main and accessory structures

Fences up to 42" high are allowed in front and side yards of Attached Dwelling Buildings.

Attached Dwelling Buildings maximum height = 45'

Accessory structures maximum height = 35'

### RESIDENTIAL / TYPE 4 (Existing Townhouse)

All dwelling units within the Residential / Type 4 area relinquish access to North 1<sup>st</sup> Street, Fallbrook Boulevard, Stonebrook Parkway and Blue Sage Boulevard and shall

instead take access from interior private roads, alleys, or alley outlots.

The lots within the area shall be located as follow:

- 1 The minimum distance between lots is 15'
- 2 The minimum distance between the lots and the centerline of the private roadways is 32'
- 3 The minimum distance between the lots and the public right-of-way is 13'

Dwelling units within the Residential / Type 4 area shall have 0' setbacks on all lot lines. Eaves, canopies, overhangs, patios, and decks may occupy the entire lot but shall not extend over the lot lines.

Waive Section 27.15.080 for front, side and rear yard setbacks for main and accessory buildings.

### RESIDENTIAL / TYPE 5 (New Patio Homes in Townhouse Area)

All dwelling units within the Residential / Type 5 area relinquish access to North 1<sup>st</sup> Street, Fallbrook Boulevard, Stonebrook Parkway and Blue Sage Boulevard and shall instead take access from interior private roads, alleys, or alley outlots.

Minimum lot area and minimum lot width requirements do not apply.

Front yard setbacks apply only to public street frontage = 10'

Front yards required on only one street frontage in case of double frontage lots.

Side yard setbacks = 5'

Alley setback = 15' for the main and accessory structures

Rear yard setback adjacent to buildable lots = 20' for the main and accessory structures

All structures maximum height = 45'

#### **MULTI FAMILY**

- 1 Multiple dwellings are a Permitted Use.
- 2 Elderly or Retirement housing is a Permitted Use.

Minimum lot size is 1 acre but there is no minimum lot width.

Development density is limited to 35 dwelling units per acre of lot area.

Front yard setback = 20' or  $\frac{1}{2}$  building height whichever is greater.

Side yard setback = 20' or  $\frac{1}{2}$  building height whichever is greater.

Rear yard setback =  $20^{\circ}$  or  $\frac{1}{2}$  building height whichever is greater.

Building height = 75' subject to the height provisions defined in Chapter 27.59 Airport Zoning Regulations.

The Open Space requirements as defined in Section 27.23.080 (e) shall apply.

The Signage requirements as defined in Section 27.69.043 shall apply.

### **EDUCATION and RECREATION**

- 1 Clubs are a Permitted Use.
- 2 Public elementary, middle or high schools, or private schools having a curriculum equivalent to a public school and having no rooms regularly used for housing or sleeping purposes are a Permitted Use.
- 3 Parks, playgrounds and community buildings owned or operated by a public agency are a Permitted Use.

Minimum lot size is 1 acre but there is no minimum lot width.

Front yard setback = 20' or  $\frac{1}{2}$  building height whichever is greater.

Side yard setback = 20' or  $\frac{1}{2}$  building height whichever is greater.

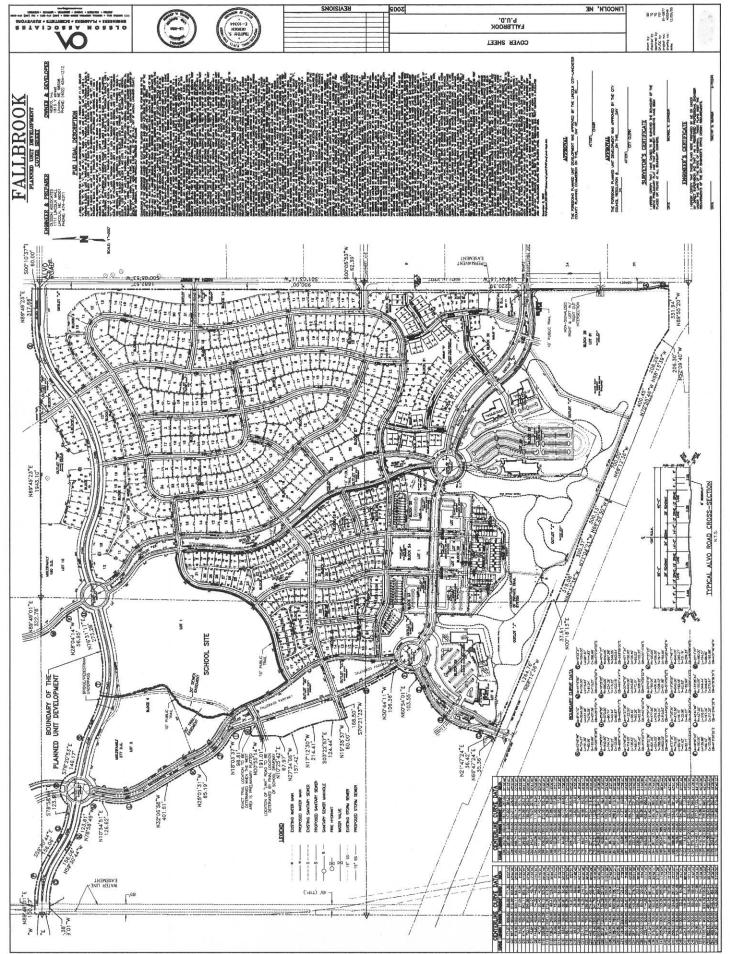
Side yard setbacks on lot lines with mutual party wall = 0'

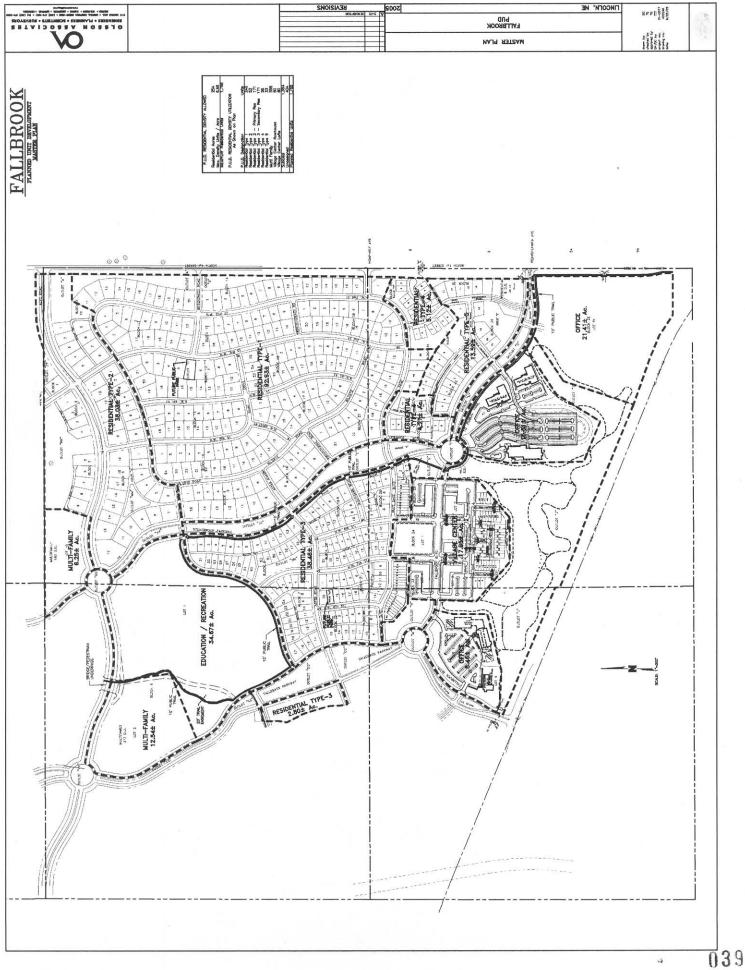
Rear yard setback = 20' or  $\frac{1}{2}$  building height whichever is greater.

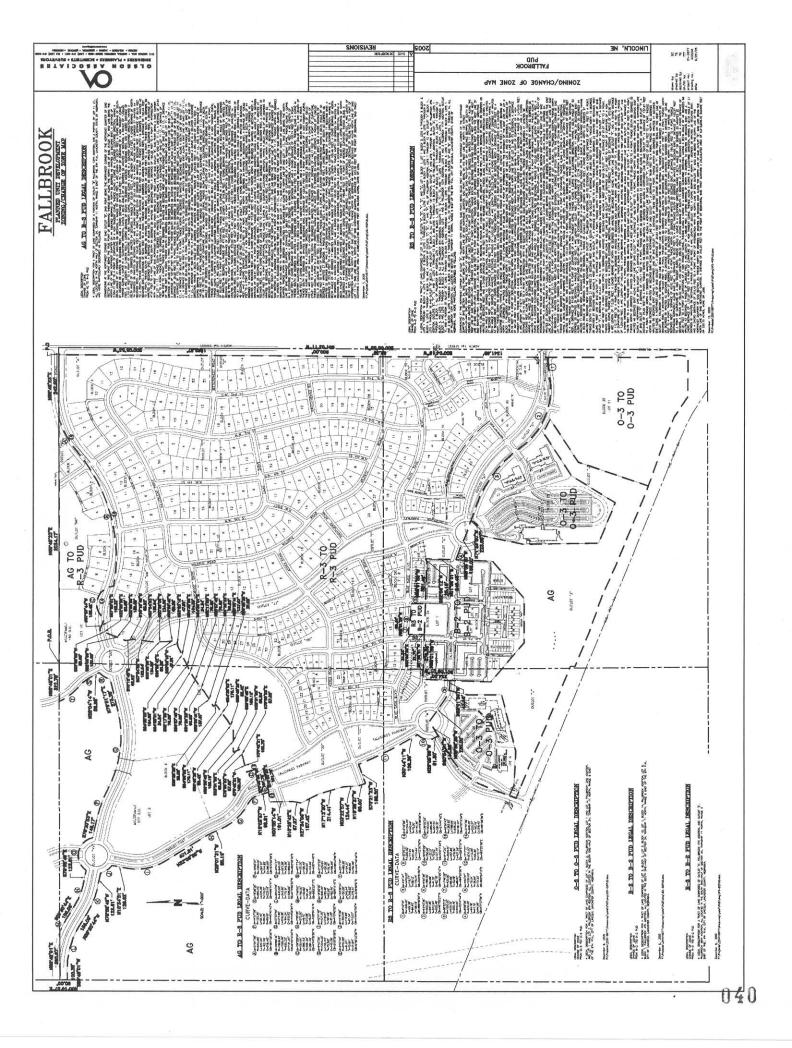
Building height = 75' subject to the height provisions defined in Chapter 27.59 Airport Zoning Regulations.

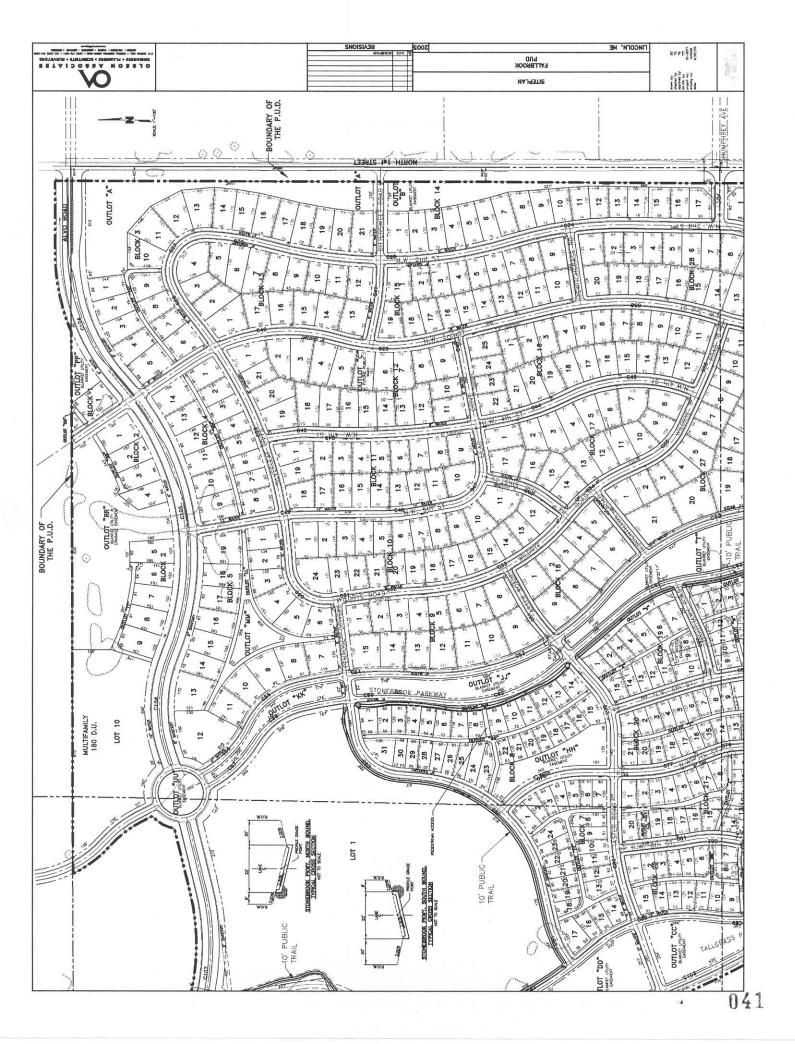
The Signage requirements as defined in Section 27.69.090 shall apply to Clubs.

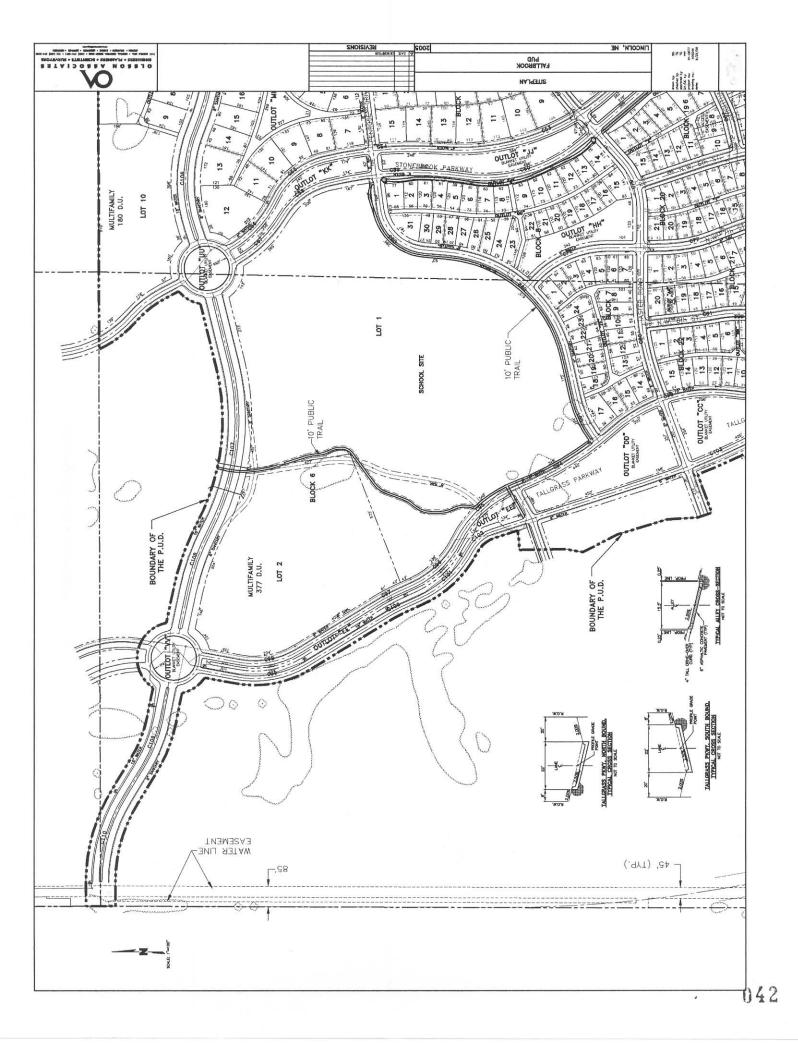
The total parking requirement may be reduced through the utilization of shared parking when approved by the Planning Director.

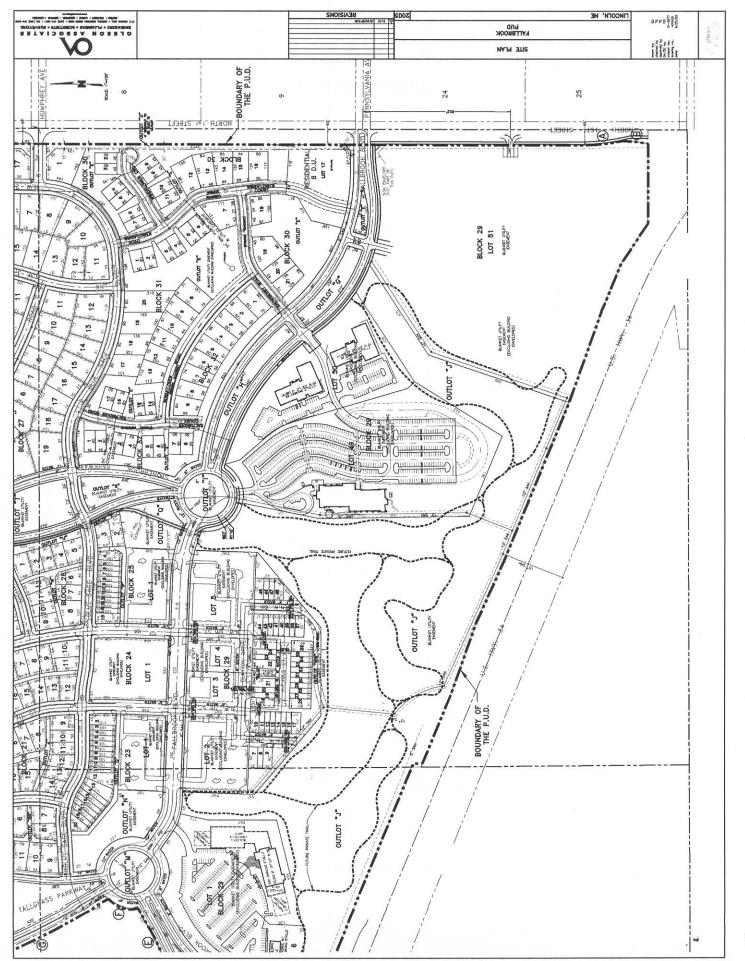


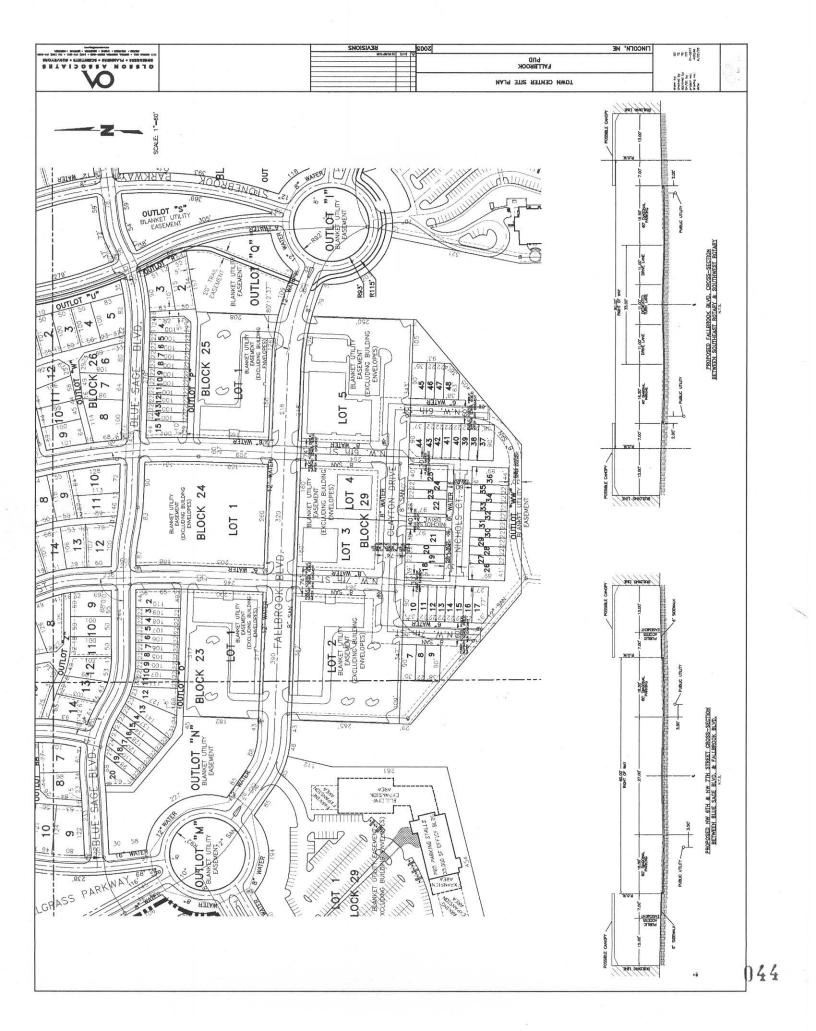


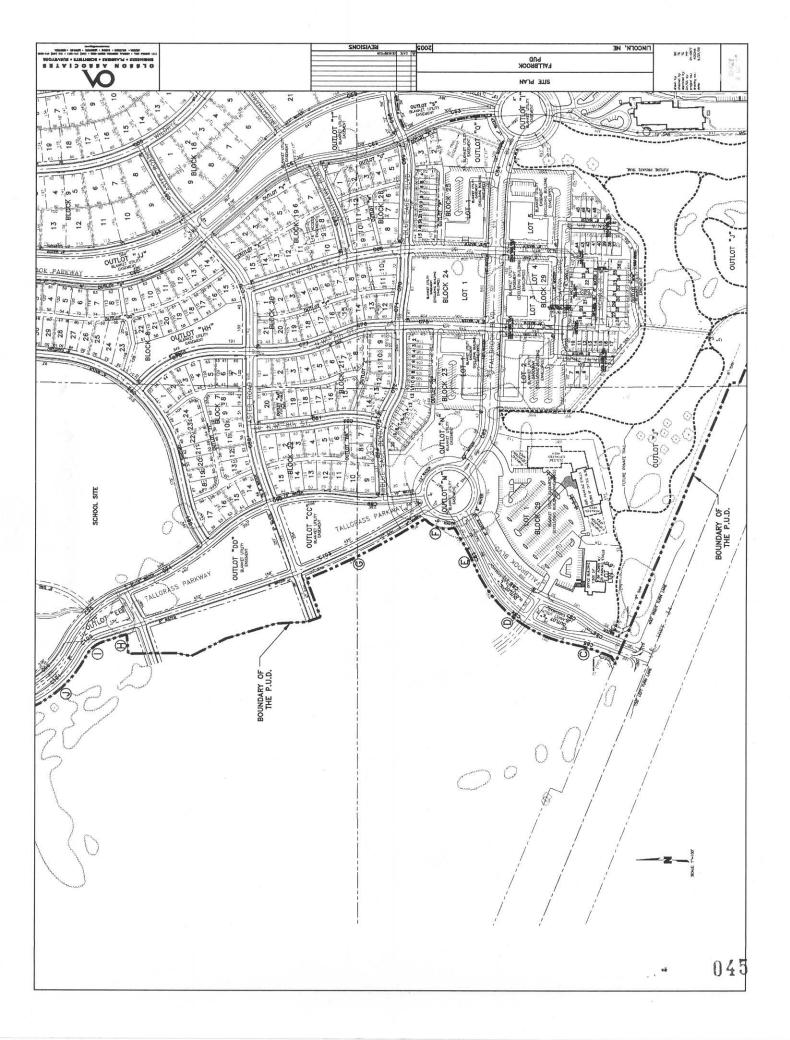


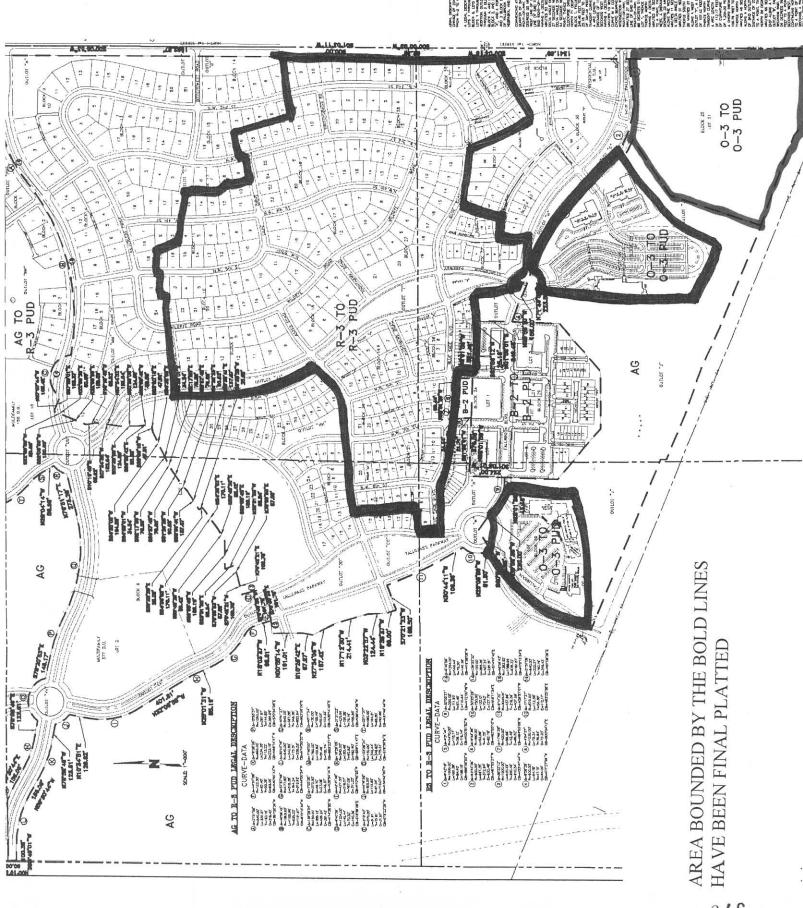


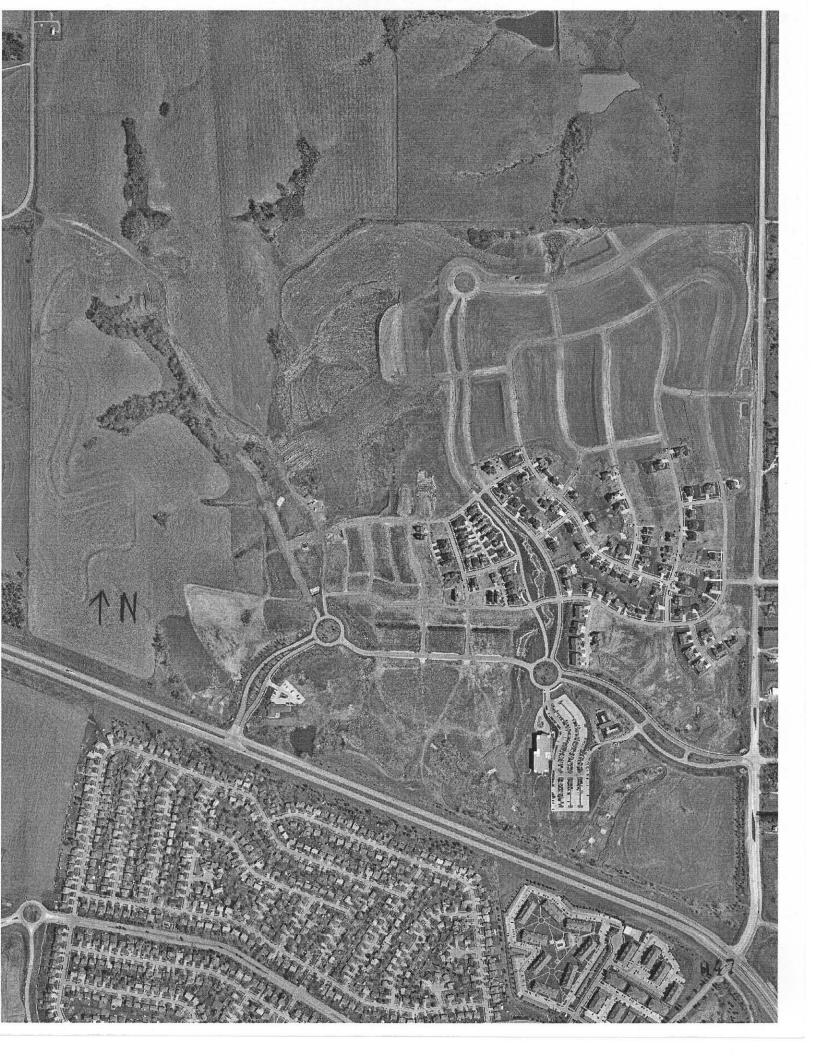












# Memorandum

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities

Dennis Bartels Public Works and Utilities

Subject: Fallbrook PUD CZ #05085 AN #05019

**Date:** January 13, 2006

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for Fallbrook PUD, located north of Hwy #34 and West of N. 1st Street, and has the following comments:

**Sanitary Sewer** – The sanitary sewer system is satisfactory.

Water Mains – The water system is satisfactory.

Grading and Drainage – The following comments need to be addressed.

- (3.1) It appears that the storm water discharge at the triple 9x4 culvert at the north end of Outlot 'DD' has increased by nearly 300 cfs for the 100 yr storm between the original drainage report and the recently submitted drainage report. This discrepancy needs to be addressed as down stream detention structures have been constructed based on the original drainage report.
- (3.2) Stonebrook Parkway is shown inside the boundary of this PUD north of the intersection with Alvo Road. A profile needs to be shown along with the appropriate grading.

Streets/Paving – The following comments need to be addressed.

- (4.1) The proposed profile for Alvo Road does not match the originally approved profile and does not meet arterial street standards. Intersection platform standards are not met at the intersection of N. 1st Street and Alvo Road. All of the vertical curves used for the proposed design of Alvo Road do not meet design standards for arterial design speeds. The proposed profile shows proposed grades in excess of the maximum 5-6 percent for arterial streets. The profile needs to be revised to meet all design standards for arterial streets. Also, the grading plans will need to be revised to reflect the revised profile.
- (4.2) The vertical curve in Alvo Road at approximately Station 41+34 does not provide adequate site distance for the approach to the proposed roundabout.
- (4.3) The vertical curve in northbound Stonebrook Parkway at approximately station 27+50 does not meet k-value design standards. The profile must be revised or a waiver of design standards needs to be requested and justified.

- (4.4) A right turn lane needs to be shown at the intersections of Alvo Road with N. 1<sup>st</sup> Street and NW 12<sup>th</sup> Street. Also, 130' of ROW needs to be shown in Alvo Road at the intersections as per the approved Comprehensive Plan.
- (4.5) It appears that both the NW 5<sup>th</sup> Street and NW 3<sup>rd</sup> Street connections to Alvo Road are not necessary. The original approved plat showed just one intersection between the proposed roundabout and N. 1<sup>st</sup> Street. NW 4<sup>th</sup> Street should be extended as the thru street and 5<sup>th</sup> and 3<sup>rd</sup> can tee intersect with silver leaf drive. If NW 5<sup>th</sup> and NW 3<sup>rd</sup> are to remain, NW 5<sup>th</sup> will need to be revised to show a right in right out only intersection. Full access should not be allowed at both intersections.
- (4.6) Engineering services approved the original design intent of Fallbrook Bouldevard with the assumption the it would serve as a collector street that provided access from areas east and west of Fallbrook Addition (west of NW 12<sup>th</sup> and east of N 1<sup>st</sup>). As the area achieves full development Engineering Services estimates 6000 to 10,000 vehicle trips a day for Fallbrook Boulevard. The proposed revisions for Fallbrook Boulevard show angle parking on both sides of the street through the commercial area. In principle Engineering Services objects to angle parking on public streets especially on streets that will carry collector type volumes or higher. The angle parking will increase the number of crashes along this street and reduce the traffic volume capacity of the street. As the capacity of Fallbrook Boulevard is reduced, due to slower speeds and higher congestion, the thru traffic will likely avoid the route and detour through the surrounding local residential streets. This will increase neighborhood complaints and concerns that cannot be resolved without causing other problems.

Despite these comments and concerns Engineering services will not rase objections to the Fallbrook Boulevard angle parking design under the following conditions:

- 1 The right-of-way for Fallbrook Boulevard between the roundabouts at Tallgrass and Stonebrook should be vacated. The vacation should provide a 50' stub ROW from the roundabouts at the east and west ends. NW 6th and NW 7th should also be vacated between Blue Sage Boulevard and Fallbrook Boulevard. All three streets should be replatted as private streets.
- 2 The plans should be revised to show the required sight triangles at all private and public street driveways and intersections. Parking, buildings, landscaping, and signing that encroach into the triangles will not be allowed. Sidewalks will need to be shown to determine the required triangles.
- 3 The angle parking and the street widths need to be designed so that vehicles can enter and leave the stalls without crossing the centerline of the streets into the opposing traffic lane.
- 4 The traffic study supplemental analysis does not show any trips from the existing and proposed residential to the north and only a low volume of trips after development. Yet, the plans show over 100 parking stalls along these streets. Fallbrook Boulevard trips should be reanalyzed and left turns potentially forbidden from Fallbrook if traffic volumes warrant it. It should be noted that the traffic study submitted is unsigned and unsealed by a professional engineer. Land use west of the intersection of Fallbrook Boulevard at Highway #34 is not shown. A high traffic generator such as commercial or office would generate more thru trips along Fallbrook Boulevard to N 1st Street.
- (4.7) The alley access to Alvo Road west of Lot 9 Block 2 is unsatisfactory to Public Works. The alley should connect to a revised street system north of Alvo Road.

(4.8) The proposed roundabouts in Alvo Road do not represent final intersection designs. Additional traffic analysis will need to be done to assess if the future traffic volumes and patterns will make these intersections good candidates for roundabouts on an arterial street. If the traffic analysis shows that roundabouts will function properly in these locations, a more detailed design will need to be completed to determine actual ROW needs. No lots adjacent to the proposed roundabouts should be final platted until a final design for the intersections are approved by Public Works.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and culde-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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#### **MEMORANDUM**

**Date:** 01/23/2006

To: Tom Cajka, Planning Department

From: John Callen, Watershed Management

Subject: Fallbrook review comments, CZ05085

cc: Chad Blahak

Tom,

Below are Watershed Management's comments regarding the Fallbrook PUD, CZ05085:

- 1. Explain why curve numbers used for Watershed D, proposed conditions do not agree with curve numbers for Commercial land use given in Table 2-8 of the Drainage Criteria Manual.
- 2. Starting at station 112.438 of the Main Branch of East Tall Grass and moving downstream, the water surface elevation in the HEC-RAS model extends beyond the width of the cross section shown. Based on proposed grading contours, it appears that this water surface elevation may reach the area of the lots southeast of the intersection of Tallgrass Parkway and Penrose Drive. Please provide further explanation of how this area is being modeled or provide appropriate adjustments.
- 3. Please provide a key for the GIS information explaining what each shapefile represents.



Memo

To: Tom Cajka, Planning Department From: Mark Canney, Parks & Recreation

Date: December 20, 2005

Re: Fallbrook CZ05085-PUD

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Please show the trail location as identified in the Comprehensive Plan. Trail should run from east to west on the south side of Alvo Road with a 6' easement minimum along the entire development.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

### LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT **INTER-OFFICE COMMUNICATION**

TO: Tom Cajka

DATE:

December 28, 2005

**DEPARTMENT:** Planning

FROM:

Chris Schroeder

ATTENTION:

**DEPARTMENT:** Health

**CARBONS TO:** EH File

**EH Administration** 

**SUBJECT:** 

Fallbrook PUD

CZ #05085

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

## INTER-DEPARTMENT COMMUNICATION

DATE

December 23, 2005

TO:

Tom Cajka, City Planning

FROM:

Sharon Theobald (Ext. 7640)

**SUBJECT: DEDICATED EASEMENTS** 

DN #68N-5W

AN #05019 & CZ #05085

Attached is the PUD for Fallbrook.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

> RECEIVED DEC 2 7 2005 UNCOLH CITY/LANCASTER COURTY PLANNING DEPARTMENT

ST/nh Attachment

Terry Wiebke Easement File



December 16, 2005

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10<sup>th</sup> Street
Lincoln, NE 68508

RE:

Fallbrook P.U.D.

OA Project No. 2001-0577

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project:

- 1. Zoning Application
- 2. Application fee (\$3,000)
- 3. Cover Sheet 22 copies
- 4. Master Plan 7 copies
- 5. Zoning/Change of Zone Map 7 copies
- 6. Site Plans (sheets 4 8) 7 copies
- 7. Drainage & Grading Plans (sheets 9 13) 7 copies
- 8. Street Profiles (sheets 13 19) 7 copies
- 9. Drainage Report 3 copies
- 10. Fallbrook P.U.D. General Notes 3 copies
- 11. Annexation Legal Description and Exhibits 3 copies

On behalf of the Owner/Developer, Nebco, Inc., 1815 Y Street, Lincoln, NE 68508, we are requesting a PUD for the above mentioned project. As part of the PUD we are requesting change of zones to include the following and as per sheet 5 of 19.

- 1. AG to R3 PUD
- 2. R3 to R3 PUD
- 3. O-3 to O-3 PUD
- 4. B-2 to B-2 PUD
- 5. R-3 to B-2 PUD

Also we are requesting annexation for the area of the proposed PUD that is not currently in the City Limits. Please refer to the attached legal description and exhibit.

Fallbrook P.U.D. Page 2

Please contact us if you have any questions or require additional information.

Sincerely,

Scott Osterhaus

Enclosures

cc: Tim Mettenbrink (Nebco Inc.)

File